

## Geraldine, 209 Talbot Street

### Lovingly Restored Character Home

This character home has been lovingly restored, with extensive work done replacing cladding, roofing, and drainpipes to bring it up to a high standard. The spacious 114m2 property includes three bedrooms and a modernised bathroom with a separate WC plus an updated kitchen.

The house has been fully insulated in the walls and roof and is kept warm with a new wetback fireplace in the lounge plus a heat pump in the kitchen. A skylight offers plentiful natural light.

Outside, the well fenced 820m2 section is flat and easy care, with a one-car garage, a garden shed, raised vege beds, and fruit trees.

Perfect for families and anyone who wants a bit of space at a good price, this property is sure to tick a lot of boxes. Come view soon, as homes like these are in high demand!



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3

1

1

**For Sale**

Enquiries Over \$515,000

**View**

By Appointment

**Contact**

Daniel Holland

027 462 7168

daniel.geraldine@ljhooker.co.nz

**Anne Weschenfelder**

027 693 8116

anne.geraldine@ljhooker.co.nz

**LJ Hooker Geraldine**  
(03) 693 9775

Enting Real Estate Limited



**Disclaimer:**

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

## More About this Property

<b>Property ID</b>	7KMGDY
<b>Property Type</b>	House
<b>House Size</b>	110 m <sup>2</sup>
<b>Land Area</b>	820 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Daniel Holland 027 462 7168**

Property Consultant | [daniel.geraldine@ljhooker.co.nz](mailto:daniel.geraldine@ljhooker.co.nz)

**Anne Weschenfelder 027 693 8116**

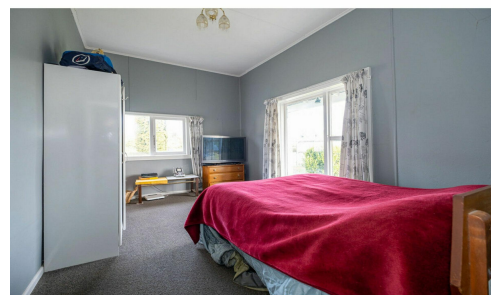
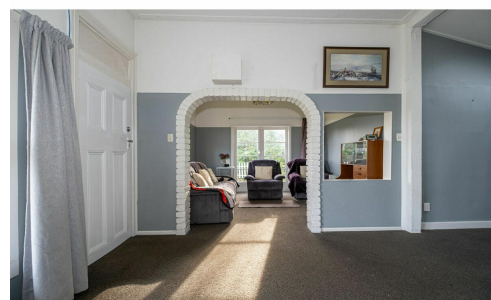
Property Consultant | [anne.geraldine@ljhooker.co.nz](mailto:anne.geraldine@ljhooker.co.nz)

**LJ Hooker Geraldine (03) 693 9775**

Enting Real Estate Limited

18 Talbot Street, GERALDINE 7930

[geraldine.ljhooker.co.nz](mailto:geraldine.ljhooker.co.nz) | [Geraldine@ljhooker.co.nz](mailto:Geraldine@ljhooker.co.nz)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Geraldine**

**(03) 693 9775**

Enting Real Estate Limited